116.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	538,900	/	538,900
USE VALUE:	538,900	/	538,900
ASSESSED:	538,900	/	538,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAN LINH UYEN &
Owner 2:	BRINCAT SCOTT LOUIS
Owner 3:	
Street 1:	11 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAN AMY E -
Owner 2:	-
Street 1:	11 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,964 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Wood Shingle Exterior and 758 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4964.000	160,600		378,300	538,900
Total Card	0.114	160,600		378,300	538,900
Total Parcel	0.114	160,600		378,300	538,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 710.95 | /Parcel: 710.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74289
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!8988!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	160,600	0	4,964.	378,300	538,900	538,900	Year End Roll	12/18/2019
2019	101	FV	137,700	0	4,964.	372,900	510,600	510,600	Year End Roll	1/3/2019
2018	101	FV	137,700	0	4,964.	286,500	424,200	424,200	Year End Roll	12/20/2017
2017	101	FV	137,700	0	4,964.	270,200	407,900	407,900	Year End Roll	1/3/2017
2016	101	FV	118,800	0	4,964.	248,600	367,400	367,400	Year End	1/4/2016
2015	101	FV	118,200	0	4,964.	232,400	350,600	350,600	Year End Roll	12/11/2014
2014	101	FV	118,200	0	4,964.	214,000	332,200	332,200	Year End Roll	12/16/2013
2013	101	FV	118,200	0	4,964.	214,000	332,200	332,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8988

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN AMY E,	1475-1		7/15/2015		470,000	No	No		
BARRIE VERNA	1350-3		2/7/2008		293,000	No	No		
BARRIE JOHN F &	804-157		11/19/2001	Family		No	No		
	804-159		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	827	Redo Bas	24,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
3/31/2009	Measured	197	PATRIOT
4/1/2000	Inspected	270	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/10/20	23:30:52

LAST REV

Date	Time
10/21/20	11:33:31
danam	

USER DEFINED

Prior Id # 1:	74289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4964		Sq. Ft.	Site		0	70.	1.09	6			Topo	-5					378,331						378,300	

Total AC/HA:	0.11396	Total SF/SM:	4964	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,331	Spl Credit		Total:	378,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197314
Depreciation:	36700
Depreciated Total:	160613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

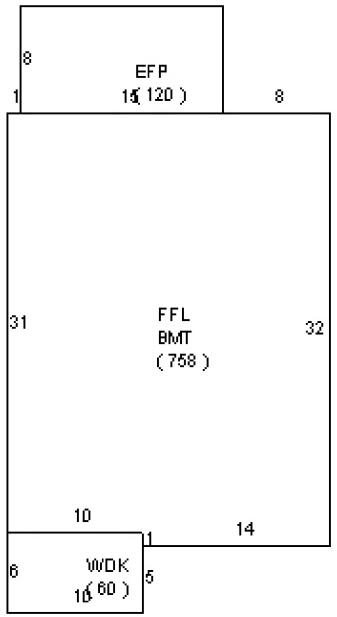
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	94.69
Final Total:	160600	Val/Su SzAd	211.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	758	38.470	29,161
FFL	First Floor	758	128.240	97,204
EFP	Enclos Porch	120	49.910	5,989
WDK	Deck	60	16.000	960

Net Sketched Area:	1,696			Total:	133,314
Size Ad	758	Gross Are	1696	FinArea	758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	